

**Historic District Commission  
MINUTES**

**June 13, 2019  
City of Hagerstown, Maryland**

---

Michael Gehr, chair, called the meeting to order at 4:00 p.m. on Thursday, June 13, 2019, in the Conference Room, Fourth Floor, City Hall. A roster of the members of the commission and the technical posts they fill are on file and available upon request. Also present were commission members L. Allen, R. Powell, and S. Silas. K. Maher, Director of Planning and Code Administration; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

**APPROVAL OF MINUTES:**

May 23, 2019:

**MOTION:** (Silas/Allen) Move to approve.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

**135 West Washington Street – Washington County Historical Society – Wall Sign,  
Case No. HDC 2019-22.**

No one was present with concerns about these cases; Mr. Powell asked about vinyl letters and whether they meet the intent of the design guidelines. Mr. Gehr explained that the commission has always considered vinyl as similar to plastic.

**MOTION:** (Silas/Powell) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2019-22 and its associated staff report and recommendations, and I have viewed the property in question. The staff report recommends approval of this application as consistent with the applicable standards adopted by this commission, and no one has appeared at this hearing with concerns about, issues with, or objections to this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-22.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**DESIGN REVIEW**

**105-107 North Potomac Street – William D. Carroll – Façade Restoration,  
Case No. HDC 2019-21.**

William Carroll, the owner, was not present. Commission members proceeded with the rest of the agenda in case Mr. Carroll appeared.

**WORKSHOP**

None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

**ANNOUNCEMENTS**

- According to Mr. Powell, the property owner at 1100 Hamilton Boulevard has replaced the shingles.

The commission recessed at 4:08 to allow Mr. Carroll to arrive. After a few minutes the secretary telephoned Mr. Carroll who stated he was unaware of the meeting; however, Mr. Carroll was agreeable to participating in the meeting via teleconference.

**DESIGN REVIEW - Continued**

**105-107 North Potomac Street – William D. Carroll – Façade Restoration,  
Case No. HDC 2019-21.**

William D. Carroll, owner of the property, was present via teleconference.

Staff Report: This building is an A resource in the Downtown Local Historic District. Applicant is proposing a complete rehabilitation of the first floor front façade to replicate its original appearance from the 1890s, including:

- Reconstruction of bay doors and missing/damaged architectural elements;
- Installation of new commercial storefront entrances behind the to-be reinstalled historic bay doors;
- Installation of gas lamp over central pedestrian entrance; and
- Installation of LED lighting on cornices to illuminate façade.

Staff recommended approval. This work has been reviewed and approved by the Maryland Historical Trust for tax credit financing.

Applicant/Commission Discussion: Mr. Carroll said his intent has been to bring the façade back to its appearance in 1892. He had nothing to add to the staff report.

Mr. Gehr observed the storefront rehabilitation is for the first floor to midpoint between the first and second floors. The pent roof will be partially reconditioned and some cornice features above the fire doors will be recreated. Mr. Carroll noted that the architect counted the bricks and using historic photographs completely re-engineered everything so the storefront will appear to be as close as possible to the 1892 facade. Concerning the materials to be used, Mr. Carroll stated that the architectural elements will be metal and will be consistent historically with what is on the building now. He explained that it was difficult to find a company that still does this type of work. He was fortunate to find one in Ottawa, Canada. There is a small amount of stonework that will be repaired to match the existing.

Mr. Gehr had questions about the main doors—he noted that they swing in and the interior vestibule doors swing out. Whenever the building is occupied the exterior doors will need to be open to facilitate egress from the building. Mr. Carroll stated that the building will not be open every day. The central doors will be reinstated so the interior of the building can be accessed through the central entrance even if the big doors are closed. Mr. Carroll could not report how the exterior doors would remain open. There would be some mechanism to secure them open or closed. Mr. Carroll added that per the historic photographs the glass in the doors was not completely clear, it was somewhat opaque. The doors will be painted to match the existing color scheme.

Concerning a new brick pier, Mr. Gehr asked if they have they been able to match the brick. Mr. Carroll stated they are still working on that, but will work to match it up. The correct type of mortar will be used and the brick color will match. Mr. Carroll noted that the brick will need to be engineered due to the weight of the exterior doors. Mr. Gehr wanted to make certain that the mason pays attention to the brick and mortar colors. Mr. Carroll stated that at one time the brick was painted; however, there is only one layer of paint. The Maryland Historical Trust recommended that the brick be left alone since the brick is shedding the paint by itself. Mr. Gehr cautioned that there was a brick manufacturer in Washington County that made soft brick which

**Historic District Commission  
MINUTES**

**June 13, 2019  
City of Hagerstown, Maryland**

---

absorbs moisture. He stated that Mr. Carroll will have to watch to make sure there is no water getting into the inside.

**MOTION:** (Silas/Powell) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans the project is compatible with the character of the district for the reasons that the materials, architectural detailing, general form and proportion, are generally in harmony with the Architectural Design Guidelines for the Downtown Design District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-21.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**ADJOURN**

It was moved and seconded that the meeting adjourn (4:34 p.m.).

6/27/2019

---

Approved



---

Debra C. Calhoun – Secretary